

Recommended Regulatory Approach by Use

The following table organizes selected uses into three recommended regulatory approaches: by-right, permitted subject to performance standards, and case-by-case review. The table is intended as a working framework and does not represent an exhaustive review of every use listed in the Zoning Ordinance. Residential uses were removed from this analysis, along with industrial uses and other uses that are already appropriately addressed or regulated through existing performance standards or other specific provisions of the Code. Where included, the italicized descriptions are intended to provide a general sense of the use type or level of intensity—such as *farm sales and supply* or *low-impact public facilities*—where additional context may help clarify the intended grouping or regulatory approach.

By-Right	Performance Standards	Case-by-Case
Beautician / barber / shoe repair / Photo studio / taxidermist / specialty shops / Tattoo shop / Travel agency / newspaper office (no printing) <i>Small retail & personal services</i>	Restaurant, no alcohol / Restaurant with alcohol	Laundry/ dry cleaner / laundromat <i>High environmental risk factors</i>
Nursery / greenhouse <i>Farm sales & supply</i>	Café / club / bar / lounge	Mortuary / funeral home
Bowling / billiards / movie theater / exercise center / gym / sauna <i>Low-intensity indoor recreational uses</i>	Drive-through / fast-food restaurant	Boat repair / storage / sales / Autobody repair
Government buildings <i>Low-impact public facilities</i>	Caterer	Commercial animal raising /breeding
Fire / police station / municipal school <i>Higher-intensity public facilities</i>	Auto dealership / vehicle sales <i>Equipment sales, vehicle display/storage</i>	Compassion centers and cooperative cultivation facilities
Individual instruction <i>Tutoring, instructional facilities</i>	Vehicle storage yard / equipment storage <i>Contractor yard, construction material storage, light industrial storage</i>	Hospital
	General warehousing and storage <i>Outdoor self storage, contractor storage</i>	Campgrounds
	Self-storage facilities (indoor)	Outdoor gun or archery range <i>High-impact outdoor recreation</i>
	Veterinarian / animal hospital	Golf course <i>Infrequent outdoor recreation</i>
	Commercial boarding of horses or livestock / riding academies	
	Private school / daycare Trade or professional school	
	Group instruction <i>Studios, tutoring, small school facilities</i>	
	Church / religion services	
	Cemetery	
	Walk-In Medical Clinic / Treatment Center / Retirement / Nursing home <i>Medium impact medical offices and clinic</i>	
	Arena or recreation hall <i>High-impact indoor recreation and assembly</i>	
	Roller / ice skating rink / tennis / court games / athletic fields (indoor) <i>High-impact indoor recreation</i>	
	Driving range / miniature golf	
	Tennis courts, athletic fields, commercial swimming pools (outdoor) / Paintball / airsoft / laser tag <i>High-impact recreation</i>	

